



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

October 07, 2013

1305-PUD-04

Exhibit 1

**Petition Number:** 1305-PUD-04

**Petitioner:** Pulte Homes of Indiana, LLC

**Request:** Change in zoning from The Villas at Timber Ridge PUD and AG-SF1 District to The Enclave and Springs at Viking Meadows PUD

**Current Zoning:** The Villas at Timber Ridge PUD and AG-SF1

**Current Land Use:** Vacant

**Approximate Acreage:** 63 acres

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Viking Meadows Site Location Map
4. The Enclave and Springs at Viking Meadows PUD: October 01, 2013
5. Redlined Copy of The Enclave and Springs at Viking Meadows PUD
6. Public Comment from 06/04/2013 to 06/21/2013

**Staff Reviewer:** Sarah L. Reed, AICP

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**Petition History**

This petition was introduced at the May 13, 2013 City Council meeting. The proposal received a public hearing at the June 03, 2013 Advisory Plan Commission (the "APC") meeting.

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**Procedural**

The recommendation from the APC to the City Council may be made at the October 07, 2013 APC meeting.

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## **Project Overview**

### **Location**

The subject property is approximately 63 acres in size and is located west of the existing Viking Meadows Community. It is positioned between 161<sup>st</sup> Street and 156<sup>th</sup> Street (the "Property"), with frontage on Oak Ridge Road.

### **Project Description**

Pulte Homes of Indiana, LLC (the "Petitioner") is proposing The Enclave and Springs at Viking Meadows PUD Ordinance (the "Proposal"). The Proposal defaults to the Single Family 2 Residential District (the "SF 2 District") standards and adopts architectural standards similar to the existing Viking Meadows PUD. The Proposal would include a total of 127 single-family residential lots and establishes two (2) residential sections which include: The Enclave which is proposed to include up to 81 single-family residential lots on 40 acres (currently zoned The Villas at Timber Ridge PUD), and The Springs which is proposed to include up to 46 single-family residential lots on 23 Acres (currently zoned AG-SF1). Key features of each section are highlighted below:

#### **ENCLAVE:**

- Geared towards empty nesters, with a master of the 1<sup>st</sup> floor
- Optional sunroom and or a loft with a maximum of 50% of the total 1<sup>st</sup> floor area
- Similar to the Viking Meadows Blue Grass section standards
  - Minimum lot width at building line of 65'
  - Minimum lot size of 8,000 sq. ft

#### **SPRINGS:**

- More "Traditional" single-family development
- Will fill a need of Pulte's high demand product
- Similar to the Viking Meadows Meadowlands section standards
  - Minimum lot width at building line of 80'
  - Minimum lot size of 10,400 sq. ft.



## **Public Policy**

### **Westfield Thoroughfare Plan (2007, as amended)**

The Westfield Thoroughfare Plan (the “Thoroughfare Plan”) classifies Oak Ridge Road as a “Secondary Arterial”. The recommended right-of-way width for a Secondary Arterial is 120 feet.

### **Comprehensive Plan**

According to the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”), the Property is located within the Suburban Residential land use classification. Residential development with a variety of housing types is contemplated in this category.

The Comprehensive Plan is not law, but it is, rather, intended to serve as a guide in making land use decisions.

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## **Modifications since the June 03, 2013 APC Public Hearing**

The petitioner has modified the Proposal based on comments received from Council members, the existing Viking Meadows residents, and Staff recommendations.

**Anti-Monotony Standards:** The Proposal includes modifications to anti-monotony standards to enhance and clarify some of the existing Viking Meadows PUD standards, included in the Proposal, that have become difficult to administer. The changes were coordinated with Staff and include new and revised definitions and updates to Exhibit G.

**Enhanced Side and Rear Elevations:** Enhanced Side and Rear Elevation Standards, similar to the Keeneland Park PUD Ordinance, have been added to the Architectural Standards within the Proposal.

**Garage Door Treatment:** In the Springs area, there will be three (3) different garage door treatment options provided for each architectural style of home, and shall be elevation specific.

**Development Amenities:** The Proposal identifies that the amenities located within the existing Viking Meadows PUD will be available to the residents of The Enclave and Springs. However, since the June 03, 2013 Public Hearing, a playground area has been added to the Springs section that will be installed within six (6) months of the issuance of the first Improvement Location Permit within the Springs section.



Vehicular Connection with Helios Subdivision: Access to Apollo Parkway (residents) has been restricted to allow emergency vehicles only. However, the right-of-way will be dedicated to the City at the time of platting. The emergency access will be a hard surface sufficient for emergency response vehicles, have a gate with a lock and master key lock box (e.g. a Knox Box), and include a decorative fence and landscaping.

Exhibit 5: The changes made from the proposal presented at the June 03, 2013 Public Hearing are identified in Exhibit 5, a redline version of the PUD.

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### **Statutory Considerations**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

#### **1. The Comprehensive Plan.**

The Future Land Use Concept Map in the Comprehensive Plan identifies the Property as being located within the "Suburban Residential" land use classification.

#### **2. Current conditions and the character of current structures and uses.**

The Enclave portion of the Property includes a single-family detached residence and vacant agricultural land. The Springs portion of the Property is vacant agricultural land.

#### **3. The most desirable use for which the land is adapted.**

The Comprehensive Plan establishes that Suburban Residential development is appropriate in this location, and the Proposal is for a Suburban Residential neighborhood.

#### **4. The conservation of property values throughout the jurisdiction.**

It is anticipated that the Proposal would have a neutral or a positive impact on surrounding property values and throughout the jurisdiction.

#### **5. Responsible growth and development.**

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth.

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### **Staff Comments**

1. The northern section of this Proposal (the Enclave) is currently zoned The Villas of Timber Ridge PUD. At the Public Hearing on June 3<sup>rd</sup>, the question was raised as to what amenity requirements were included in the Villas of Timber Ridge PUD. A summary of the amenities are outlined below:

#### ***Villas of Timber Ridge PUD: Section 3.3. Amenities:***

- A. The following Amenities will be distributed throughout the Real Estate, for use by residents of districts designated by the Developer:*
    - 1. Clubhouse*
    - 2. A minimum of one large park (minimum of 4 acres in area)*
    - 3. Integrated trail system (see Exhibit C)*
  - B. Amenities required under this section will be provided within each development phase no later than the completion of fifty (50) percent of the dwellings within each development phase. The Clubhouse will be constructed as part of Phase 1 of the development.*
2. Staff has concluded that the Enclave and Springs PUD Ordinance is in a good format for the Department's administration of the Ordinance.
  3. If the APC is satisfied with the proposal as presented, then forward 1305-PUD-04 to the City Council with a favorable recommendation.